177.0	0002	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	815,900 /	815,900
USE VALUE:	815,900 /	815,900
ASSESSED:	815,900 /	815,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
169		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLOOM JACOB L & NANCY L
Owner 2:	
Owner 3:	
Street 1:	169 SYLVIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .284 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2062 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12350.000	262,600		553,300	815,900
Total Card	0.284	262,600		553,300	815,900
Total Parcel	0.284	262,600		553,300	815,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.68 | /Parcel: 395.68

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119339
GIS Ref	
GIS Ref	
Insp Date	07/14/16

!13860!

PREVIOUS ASSESSMENT

Parcel ID 177.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	262,600	0	12,350.	553,300	815,900		Year end	12/23/2021
2021	101	FV	253,000	0	12,350.	553,300	806,300		Year End Roll	12/10/2020
2020	101	FV	253,000	0	12,350.	553,300	806,300	806,300	Year End Roll	12/18/2019
2019	101	FV	207,000	0	12,350.	545,400	752,400	752,400	Year End Roll	1/3/2019
2018	101	FV	207,000	0	12,350.	419,000	626,000	626,000	Year End Roll	12/20/2017
2017	101	FV	207,000	0	12,350.	395,200	602,200	602,200	Year End Roll	1/3/2017
2016	101	FV	189,500	0	12,350.	363,600	553,100	553,100	Year End	1/4/2016
2015	101	FV	188,600	0	12,350.	339,900	528,500	528,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:51:39

LAST REV

Date	Time
11/30/20	14:16:54

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13860

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19969-19		7/1/1989		236,000	No	No		Y

USER DEFINED

Prior Id # 1:	119339
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2020	1363	Wood Dec	39,400	C				
6/18/2015	759	Addition	112,190		6/18/2015			Build 6x20 rear ad
12/11/2013	1803	Manual	10,750	C				
3/1/2013	273	Solar Pa	22,120	C				
7/30/2008	847	Re-Roof	16,900					
2/24/2003	110	Redo Bat	17,000					
10/6/2000	818	New Wind	10,000	C				REPLACE 4 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2016	Meas/Inspect	DGM	D Mann
7/14/2016	Permit Visit	DGM	D Mann
2/6/2014	Info Fm Prmt	EMK	Ellen K
5/24/2013	Info Fm Prmt	EMK	Ellen K
1/5/2009	Meas/Inspect	345	PATRIOT
8/11/2005	Fieldrev-Chg	BR	B Rossignol
1/4/2000	Meas/Inspect	243	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12350		Sq. Ft.	Site		0	70.	0.64	6									553,349						553,300	

Total AC/HA:	0.28352	Total SF/SM:	12350	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	553,349	Spl Credit		Total: 553,300

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.33717275
Const Adj.:	0.99989998
Adj $ / SQ:	133.704
Other Features:	94000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	356763
Depreciation:	94185
Depreciated Total:	262577

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

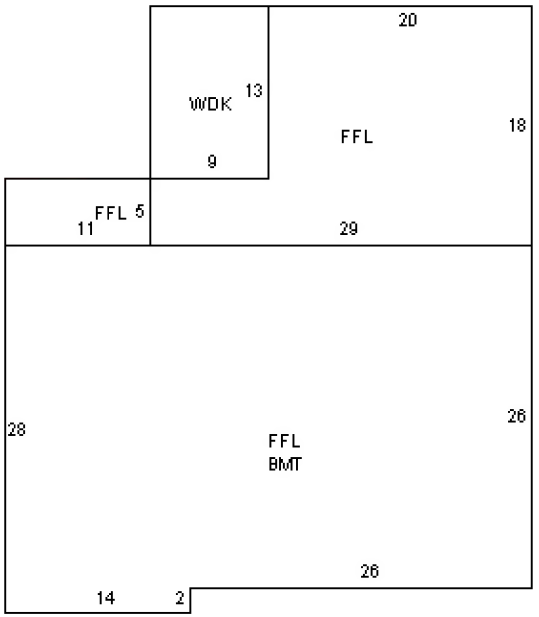
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	133.70
Special Features:	0	Val/Su Net:	96.79
Final Total:	262600	Val/Su SzAd	171.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,528	133.700	204,300
BMT	Basement	1,068	53.150	56,761
WDK	Deck	117	14.550	1,702

Net Sketched Area:		2,713	Total:		262,763
Size Ad	1528	Gross Area	2713	FinArea	2062

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

177.0-0002-0003.0